

ADU Overlay District

Planning Commission Presentation

April 3, 2018

How did we get here?

- In December, 2016, the Bloomfield-Garfield Corporation met with the City to discuss an Accessory Dwelling Unit (ADU) concept for the neighborhood.
- The City and BGC agreed that this would be a great opportunity to do a pilot of ADU's for the City, and collaborated to develop an ADU overlay for the single-family portions of Garfield.
- The City and BGC presented the draft legislation in its current form at a community meeting in October, 2017.

What is an Accessory Dwelling Unit?

- An ADU is a residential dwelling unit that is smaller than 800 square feet, which is accessory or secondary to a primary residential dwelling unit. It may be like a smaller apartment within a home, detached from the primary structure in a separate building, or constructed within an existing accessory structure (like a garage or basement).
- Pittsburgh's ADU Overlay has an owner-occupancy requirement, meaning that the ADU option is only available to property owners who maintain a primary residence on-site.

Why an ADU Overlay?

- ADU's provide new housing options that may offer relief to communities where existing residents are concerned about being priced out of their own neighborhoods.
- ADU's will allow existing property owners in these Single Family Zoning Districts to construct a single ADU that can be rented at much lower rates than an entire home, and can provide the homeowner with additional money to offset or pay down their mortgage.
- ADU's were highlighted as one of the key recommendations of the 2016 White House Housing Development Toolkit due to the successful implementation and results in US cities.

Precedent

- ADU's have been legalized in one form or another in San Francisco, Seattle, Denver, New York, Chicago, Austin, Minneapolis, Washington, D.C., Portland, among other cities.
- These efforts were made in response to cities experiencing rising housing costs, demand for flexible housing options, and the desire for intergenerational housing and aging in place.

The Plan

- The City proposes a 24 month pilot ADU overlay district for the single-family zoned portions of the Garfield neighborhood.
- Unless the overlay is made permanent through a separate legislative process, the overlay would expire after 24 months.
- During this time period, the City will study the impacts of ADU's on the neighborhood, and will assess whether the ADU concept should be considered in other neighborhoods.

What is in the Ordinance?

- Ordinance sunsets in 24 months from effective date.
- ADU's are limited to 800 sq. ft.
- ADU's are limited to one per lot.
- ADU's may not be leased for less than 30 days.
- Owner of the property must reside on-site.
- ADU's are limited to two-stories, or 30 feet in height.
- ADU's are not subject to lot size and parking requirements
- Deed restriction required prior to issuance of a C of O.

FAQ's

Q: Is the rest of the zoning in the neighborhood changing?

A: No, each base zoning district within the ADU Overlay district remains the same.

Q: Can ADU's be used for short term rentals, like AirBnB?

A: No, because ADU's may not be leased for terms shorter than 30 days.

Q: Will these attract absentee landlords?

A: No, because of the owner-occupancy requirement.

Q: How will this affect parking?

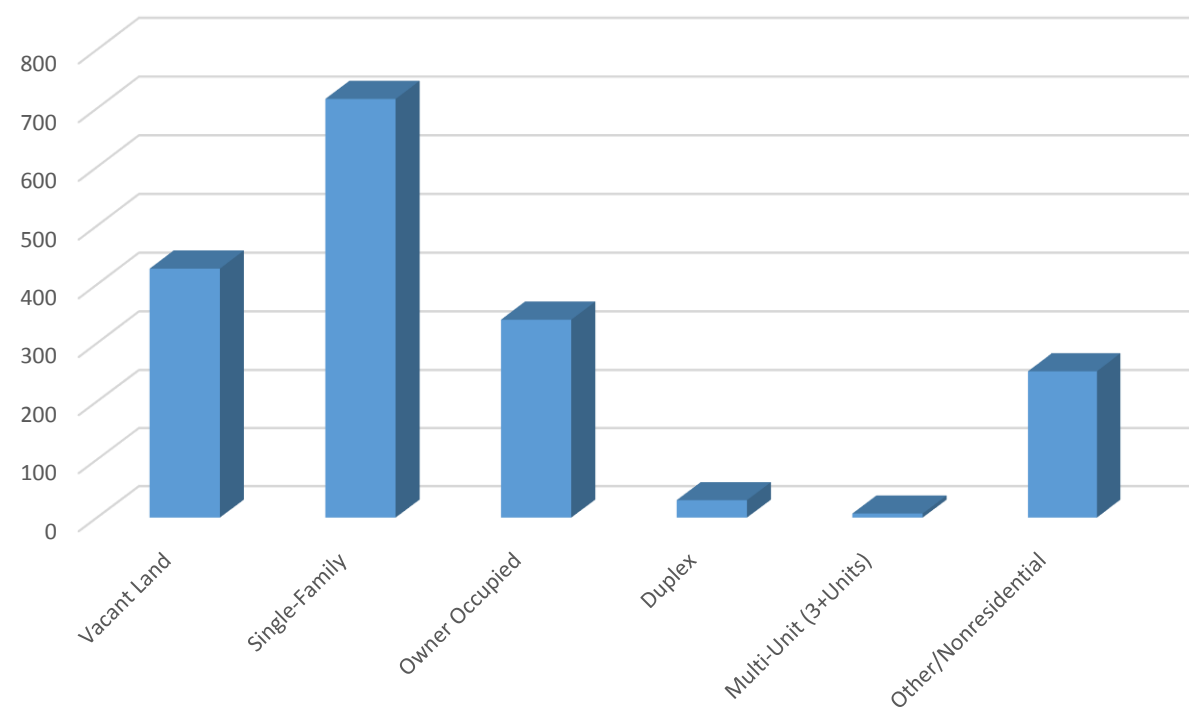
A: Accessory Dwelling Units are exempt from on-site parking requirements because they are small dwellings that are intended to promote affordable and walkable housing development, but there is no limitation to property owners providing additional parking spaces on site as long as they meet the other Zoning Code requirements.







Existing Uses within the Proposed Overlay



Use	Total
Vacant Land	427
Single-Family	716
Owner Occupied	340
Duplex	30
Multi-Unit (3+Units)	7
Other/Nonresidential	252

Sustainability of ADUs

- ADU's help create denser more sustainable neighborhoods that are less reliant on automobiles
- The smaller building footprint means:
 - Fewer materials used in construction
 - Less energy required to heat or cool the house

Minimum Area of ADUs

- 2009 IRC (International Residential Code) states:
- ***R304.1 Minimum area.*** *Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area.*
- ***R304.3 Minimum dimensions.*** *Habitable rooms shall not be less than 7 feet (2134 mm) in any horizontal dimension.*
Exception: Kitchens.